

CKN_MYLONAS_INC_-_SUITE_202_RENOVATIONS_SITE_PLAN_AND_
SPECIAL_PERMIT_(09-14)

MR. ARGENIO: CKN Mylonas Inc. site plan. This application proposes modification of an existing office building that would be the building next to the I think it's the, what was known as the Vails Gate Diner for quite some time to the north of that to add a caretaker's apartment. Plan was reviewed on a concept basis only. Sir, can I have your name for the record?

MR. THOMPSON: Joseph Thompson from Minuta Architecture here on Mylonas.

MR. ARGENIO: Tell us what you'd like to do.

MR. THOMPSON: You have already stated it, there's an existing office building that's been business use in nature since it was built mid '70s mainly for professional offices and what the applicant wants to do is put a caretaker's apartment on the second story which is permitted by code, this is a design shopping zone within Windsor Highway via special permit of the planning board which is why we're here tonight. It's really a pretty straightforward application, I believe the only complication we had in the workshop process that we worked out with Mark was some of the parking, some existing parking you see it on S-2 we have got a new parking plan.

MR. ARGENIO: You look at that, guys, that's kind of the meat of the parking issue.

MR. THOMPSON: Does not work as it's currently proposed here and was approved back in 1981, I believe no back-up space behind some of the back-up parking spaces, kind of odd, so we took that parking lot and reconfigured it to work the format up to current town standards 9 x 19 spaces, made sure we have our two handicapped spaces and got a working format here and

really designed this parking lot to how it's used on an every day basis, as we occupied a suite in that building ourselves, so we lined the parking on the street across the front, increased access to the building by relocating the handicapped spaces over to there and just ensured that all parking spaces were up to current codes and increased the functionality of them. There was a marriage between the two lots, I'm going to call it, that was approved back in 1981 where the diner parking lot which is always owned by Mylonas Inc. used to be Vails Gate Diner is allowed to share parking facilities, so this lot is actually underneath the current agreement dependent upon a few spaces on the diner's lot so we went through that with Mark, we're actually decreasing the amount of parking needed for this because the requirement for office space looking at one space per 150 square feet of office spaces we're now taking 600 and change square feet of office space and converting that to an apartment which only needs two spaces so we're actually decreasing the amount of spaces, we're not losing any, the two lots require 79 spaces, there's currently 80, we're retaining 80 just by reallocating the spaces.

MR. ARGENIO: The main issue is parking, you didn't sense that?

MR. SCHLESINGER: I'm somewhat familiar with it but I can't picture it, you can drive from the diner to the front of this building now but you may want to go back, turn it over again, parking space 10 and 9 isn't there a drive-thru there, will that interfere with the drive-thru from the diner?

MR. THOMPSON: The diner's not really a drive-thru, you're not talking about pickup?

MR. SCHLESINGER: No, no, I mean, there's an access.

MR. ARGENIO: What he's referring to is this 10 and 9.

MR. SCHLESINGER: No, I'm referring to the new parking plan on top 9 and 10 is that, you know, is that a drive-thru area there?

MR. THOMPSON: That is, yes, a lot of people actually do come from this lot and use this other curb cut.

MR. SCHLESINGER: So maybe you may want to put some, what are the little bumpers?

MR. ARGENIO: Neil, you know what's going to happen, turn it over please, if you put them over here if somebody's not parked in there somebody's gonna whack them.

MR. GALLAGHER: Nine is replacing 15.

MR. SCHLESINGER: So it's the same thing.

MR. ARGENIO: Actually, if you look there's the front of the one building here's the front of other building so the tendency is to not drive through that.

MR. SCHLESINGER: I was trying to picture that.

MR. ARGENIO: I'm not going to read Mark's comments on parking, suffice it to say that the change in parking works and he's in substantial agreement with everything that the applicant's engineer just said. Unfortunately, sir, and I'm sure Joe Minuta knows this you probably do too because of your proximity to 32 you have to go to the county.

MR. THOMPSON: Yes, I was going to ask that.

MR. ARGENIO: The plan was submitted today so I think you have 30 days, is that right?

MS. MASON: Yeah, unless we hear from them before.

MR. ARGENIO: And you also because of what's going on with the parking you need to have a mandatory public hearing which because you have to go to county really shouldn't bottleneck you up too much.

MR. THOMPSON: We were aware.

MR. ARGENIO: I will accept a motion that we schedule that.

MR. GALLAGHER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded. Roll call.

ROLL CALL

MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Maximum permitted building height would appear to be 15.9, not 15.1, tell us about the dumpster, there's no dumpster shown on the plan, does one exist? Is one needed? That's a question to the members and to the applicant?

MR. THOMPSON: The dumpsters they're shown not on this site there's two dumpsters in the rear here, there's another dumpster on the diner lot again that serves our building.

MR. ARGENIO: Can you show that on the plan?

MR. THOMPSON: That's right here, it's shaded.

MR. ARGENIO: It there's--

MR. THOMPSON: It is there, it's labeled, it's a little difficult to read but we're dependent upon the diner's lot to facilitate.

MR. GALLAGHER: So the caretaker's going to be using that?

MR. THOMPSON: Yes, they would be using that.

MR. ARGENIO: Neil brings up a good point, what about the fact that your dumpster's on the, on that property, suppose that changes hands, New Windsor Coach Diner comes in and says get that dumpster out of there.

MR. THOMPSON: Right now because of the parking agreement is in place I don't think the lots can be sold separately without a review to revoke that.

MR. ARGENIO: I think you should show the dumpster on your own property, Neil is a hundred percent right and you have an arrangement with the diner that allows you to put it back in the hatched area, nobody's complaining, Jennifer's office will not hear from anybody and probably be okay but I didn't see that but you should show it on your property, you need to do that, I think Neil is 105 percent correct. Anybody have anything else here? No other involved agencies here, I'll accept a motion that we declare ourselves lead agency.

MR. SCHLESINGER: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency. Roll call.

March 25, 2009

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ROLL CALL

MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I don't think we have anything else here. Am I missing anything guys? Adam, have I missed any procedural issue?

MR. RODD: No.

MR. ARGENIO: Eric, do you have anything else?

MR. DENEGA: No, I think that's it.

MR. ARGENIO: Thank you for coming in, sir. We'll see you, get with Jen and get yourself squared away for the public hearing so we can do a circulation and we'll put you on as soon as we can.

MR. THOMPSON: Thank you.

MR. ARGENIO: Motion to adjourn?

MR. SCHLESINGER: So moved.

MR. BROWN: Second it.

ROLL CALL

MR. BROWN	AYE
MR. GALLAGHER	AYE

March 25, 2009

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MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

Respectfully Submitted By:

Frances Roth
Stenographer